

EASEMENT DESCRIPTION MAP

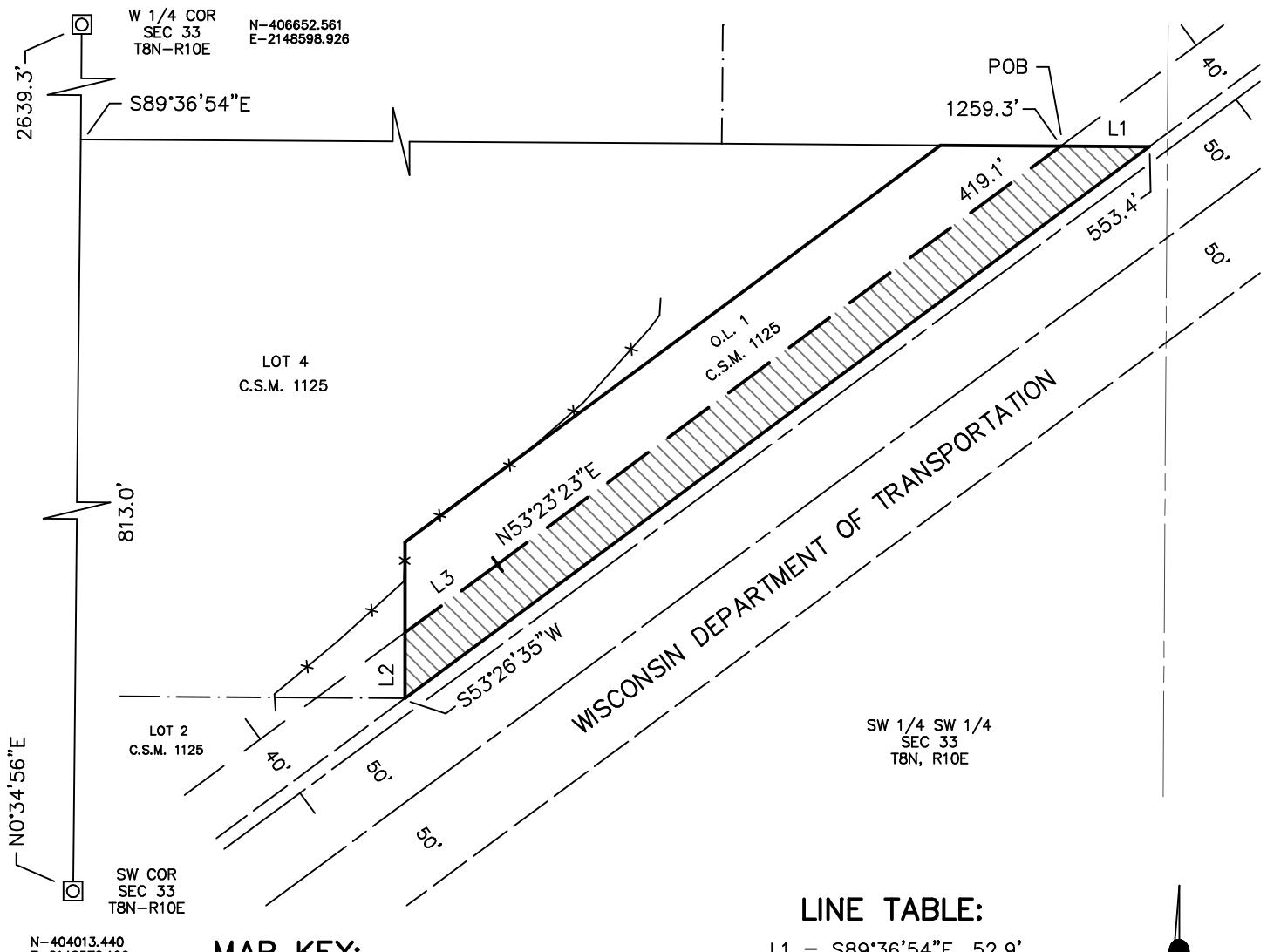
EXHIBIT 3

(699 Mayfair Ave)

NOTES:

BEARINGS FOR THIS MAP ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NAD83 (2011).

THIS DRAWING SHOULD BE USED ONLY AS A REPRESENTATION OF THE LOCATION OF THE EASEMENT BEING CONVEYED. THE EXACT LOCATION OF ALL STRUCTURES, LINES AND APPURTENANCES IS SUBJECT TO CHANGE WITHIN THE BOUNDARIES OF THE RIGHT OF WAY HEREIN GRANTED.



MAP KEY:

NEW EASEMENT AREA = 16,449 S.F. OR 0.378 AC. +/-

LINE TABLE:

- L1 = S89°36'54"E, 52.9'
- L2 = NO°01'06"E, 39.4'
- L3 = N53°37'24"E, 68.6'

LEGEND:

TRANSMISSION EASEMENT LINE	PROPERTY LINE
TRANSMISSION RIGHT OF WAY LINE	ROAD / RAILROAD RIGHT OF WAY LINE
TRANSMISSION REFERENCE LINE	SECTION CORNER MONUMENT
SECTION LINE, ONE-QUARTER SECTION LINE AND QUARTER-QUARTER SECTION LINE	TYPICAL EASEMENT WIDTH FROM TRANSMISSION REFERENCE LINE (UNLESS NOTED)
NEW EASEMENT AREA	0 50 100 GRAPHIC SCALE IN FEET



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REVISIONS 06/07/2023

PARCEL NO.
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ATC ID.
BLT-SYC0270

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JOB NO: 23007

Drawn: TEH
Date: 03/30/2023
Scale: 1" = 100'
SHEET NUMBER 1 OF 2

EASEMENT DESCRIPTION MAP

EXHIBIT 3

(699 Mayfair Ave)

LEGAL DESCRIPTION:

A VARIABLE WIDTH EASEMENT WHICH CROSSES A PART OF THE GRANTOR'S PREMISES, BEING PART OF OUTLOT 1, OF CERTIFIED SURVEY MAP NO. 1125, RECORDED IN VOLUME 4 OF CERTIFIED SURVEY MAPS OF THE DANE COUNTY REGISTER OF DEEDS OFFICE, ON PAGES 436 – 438, AS DOCUMENT NO. 1362057, BEING PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, OF SECTION 33, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, AS SHOWN ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 33-8-10;

THENCE N0°34'56"E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 33, 813.0';

THENCE S89°36'54"E ALONG THE NORTHERLY LINE OF LOT 4, OF CERTIFIED SURVEY MAP NO. 1125, 1259.3' TO THE POINT OF BEGINNING;

THENCE S89°36'54"E ALONG THE GRANTOR'S NORTHERLY PROPERTY LINE AND THE NORTHERLY LINE OF OUTLOT 1, OF CERTIFIED SURVEY MAP NO. 1125, 52.9' TO THE NORTHWESTERLY RAILROAD RIGHT OF WAY LINE OF LANDS OWNED BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION;

THENCE S53°26'35"W ALONG THE GRANTOR'S SOUTHEASTERLY PROPERTY LINE AND THE SOUTHEASTERLY LINE OF OUTLOT 1, OF CERTIFIED SURVEY MAP NO. 1125 AND THE NORTHWESTERLY RAILROAD RIGHT OF WAY LINE OF LANDS OWNED BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION, 553.4';

THENCE N0°01'06"E ALONG THE GRANTOR'S WESTERLY PROPERTY LINE AND THE WESTERLY LINE OF OUTLOT 1, OF CERTIFIED SURVEY MAP NO. 1125, 39.4';

THENCE N53°37'24"E, 68.6';

THENCE N53°23'23"E, 419.1' TO THE POINT OF BEGINNING;

SAID EASEMENT CONTAINING 16,449 SQUARE FEET OR 0.378 ACRES, MORE OR LESS AND SUBJECT TO RECORDED AND UNRECORDED RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.



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SHEET 2 OF 2
NUMBER

JOB NO: 23007